## For Sale

Asking Price: €325,000





Tomanine, Rathnure, Enniscorthy, Co. Wexford, Y21 CV48





Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at SherryFitz.ie.

Stunning detached house offers a perfect blend of modern luxury and classic charm, away in an idyllic countryside setting and being placed only two minutes away from the quiet village of Rathnure. Boasting 4 bedrooms and 2 reception rooms, this spacious property is ideal for families looking for a comfortable and stylish home.

The appeal of this home which provides (123.64 sq m approx.) of living space with its simplistic layout is ready for the new owner to put their stamp on it. The dwelling features a bright and airy open-plan living, kitchen and sun room area, perfect for entertaining guests or relaxing with family. A separate reception room provides a cosy space for a home office or additional living area. Down the corridor lies four well-proportioned bedrooms and family bathroom, the master bedroom has its own ensuite.

The front garden has been landscaped with a variety of mature shrubs and trees creating a wonderful sense of privacy. The expansive back garden is laid out with lawn with the area being kept very simple and easy to maintain.





View and be impressed!

## Accommodation

**Entrance Hall** 3.50m x 1.90m (11'6" x 6'3"): Timber effect flooring.

**Sitting room** 5.10m x 4.70m (16'9" x 15'5"): timber effect flooring, feature open fireplace with solid fuel stove, TV point, L shape sofa included, sliding glass doors to side garden

**Kitchen/Dining Room** 3.80m x 5.40m (12'6" x 17'9"): in built kitchen units, electric hob, double oven.

**Utility Room** 2.30m x 1.70m (7'7" x 5'7"): tile flooring, fitted storage units, plumbed for washing machine and dryer.

**Sunroom** 3.60m x 4.20m (11'10" x 13'9"): Feature solid fuel stove, TV point

Master Bedroom  $4.10 \mathrm{m} \times 4.20 \mathrm{m}$  (13'5"  $\times$  13'9") at widest point:

Carpet flooring, feature bay window, mirrored sliderobes.

En-Suite 1.70m x 2.10m (5'7" x 6'11"): Tile flooring and wall, Triton t90sr, wash hand basin vanity

unit, WC.

**Bedroom 2** 3.20m x 2.70m (10'6" x 8'10"): carpet flooring, inbuilt wardrobes.

**Bedroom 3** 2.90m x 4.20m (9'6" x 13'9"): carpet flooring.

**Bedroom 4** 3.70m x 3.30m (12'2" x 10'10"): carpet flooring, TV point

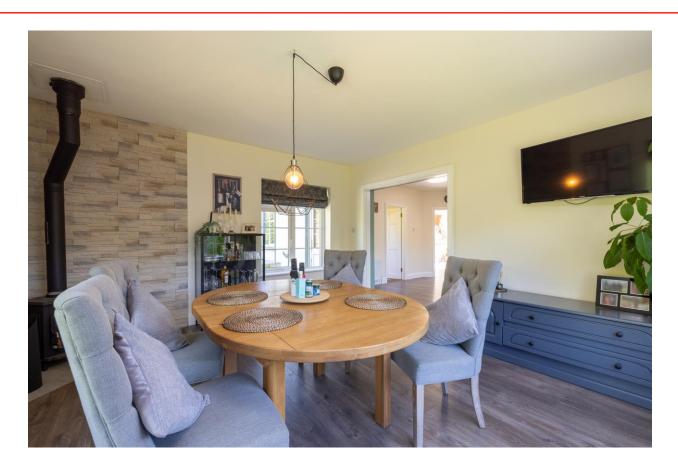
**Bathroom** 3.70m x 1.80m (12'2" x 5'11"): Tile flooring and walls, Triton aqua Sensation shower, wash hand basin, WC.















## Special Features & Services

- Excellent condition with a modern and stylish finish.
- En-suite master bedrooms.
- Built in wardrobes in two bedrooms.
- Sunroom off kitchen/dining room.
- Picturesque location.
- Sitting on approx. 0.54 acres of landscaped gardens,
- The attic space is converted with Velux windows and hard ply floor throughout so ample storage.

## Services

- Blackstairs group scheme, private sewerage system, fibre broadband available in the area.
- Included in the sale:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE







**NEGOTIATOR** 

Ruth Willoughby Sherry FitzGerald O'Leary Kinsella 11 Slaney Street, Enniscorthy, Co Wexford

T: 053 92 37322

E: sfol@wexproperty.ie

**SOLICITOR** 

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <a href="http://www.sherryfitz.ie/terms">http://www.sherryfitz.ie/terms</a>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510